



**Melton Ross Hall,**  
Melton Ross, Lincolnshire, DN38 6DR

**NEWTON**FALLOWELL 

## Melton Ross Hall, Melton Ross, Lincolnshire, DN38 6DR Offers In Excess Of £875,000

From derelict shell to country estate: the Grade II listed MELTON ROSS HALL has been reborn after 20 years of considered restoration to become a stunning family residence offering 27 rooms within 8 acres ( approx ) of parkland grounds with fishing lake.

Understood to have originally been an eighteenth century Lincolnshire Long House, with the front facade added in 1860, the house now balances beautifully proportioned elegance with informal practicality to provide wonderful entertaining areas together with space for intimate privacy. It is above all a social home: the stunning Reception Hall is lit by a feature arched window on the fully restored grand staircase and is flanked by two formal reception rooms, the part panelled Dining Room is ideal for family celebrations and the Morning Room is a place for quiet relaxation. Undoubtedly the Kitchen is the informal heart of the home and is linked, via a further Hall, to the enclosed Courtyard to become a single space of privacy and warmth.

Arranged over the two remaining floors the 6 Bedrooms, 4 Bathrooms and 4 Attic rooms provide more than enough space for the extended family or for those inevitable guests.

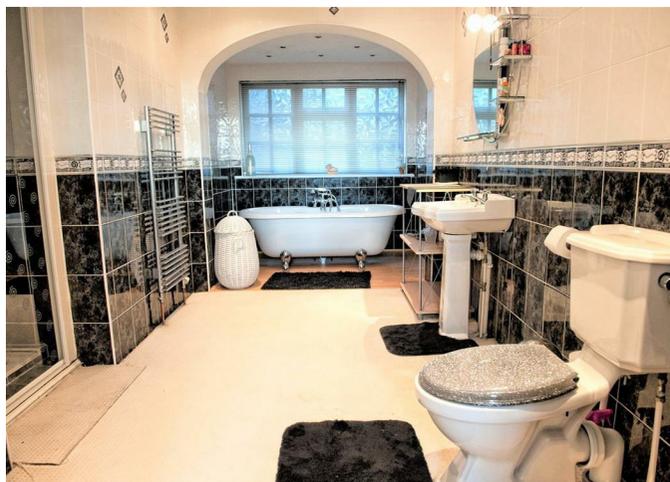
The principle grounds lie to the south of The Hall and the broad lawns are divided by magnificent cedar, sequoia, beech and ash trees - some of which date back to 1750 - to provide distinct areas for boisterous games, family celebrations and for the abundant wildlife whilst the stream fed lake ensures that the stresses of modern life are eased away.

Restored and refurbished Melton Ross Hall has now been reborn as a unique family home. Melton Ross Hall - history rebuilt.

### RECEPTION HALL

35'6" x 8'0" widening to 11'11" (10.84m x 2.44m widening to 3.65m)

A pillared Entrance with 6 panel door and semi circular, fine tracery fanlight opens to the imposing Reception Hall with central archway, cornicing, wainscot panelling, 2 radiators, ornate door casings and magnificent slender spindle balustraded return staircase lit by a stunning arched sash window on the half landing.



### DRAWING ROOM

19'11" x 16'11" (6.08m x 5.16m)

A beautifully lit dual aspect formal Reception room with shuttered sash windows to the south and western aspects allowing views over the parkland with exposed floorboards, ornate plaster work including oval ceiling rose with garlands and wall plaques, carved marble fireplace with column decoration and brick lined fireplace, bell push.

### SITTING ROOM

19'11" x 16'11" (6.08m x 5.16m)

A further west facing room centred on the painted fire surround with marble hearth and brick lined fireplace, exposed floorboards, ceiling rose, cornice, picture rail, 2 shuttered sash windows and door to Inner Hall.

### MORNING ROOM

17'1" x 16'0" (5.22m x 4.88m)

A more intimate retreat with shuttered sash windows to the south and east, decorative ceiling rose with plaster floral decoration, open fronted book shelving, superb grey marble fireplace with granite hearth and inset cast iron stove, bell push.

### INNER HALL

25'5" x 7'1" (7.76m x 2.16m)

With turned spindle rail and gate allowing access down to the extensive Cellars, wainscot panelling, central arch, radiator, painted central beam and original range of servants bells ( disconnected).

CLOAKROOM with period style Sanitan suite to include pedestal wash hand basin, hi flush wc, cornice, rose and part tiled walls.

### DINING ROOM

17'1" x 12'6" (5.21m x 3.82m)

Ideal for family celebrations with oak effect dummy bookshelving to one wall with matching china display cabinet and feature fire recess, radiator, window to the side aspect, 2 ceiling roses, butchers hooks and laminated flooring.

### REAR ENTRANCE

12'0" x 8'11" max (3.66m x 2.74m max)

A functional space with part glazed door, tiled floor and radiator.

### DAY KITCHEN

18'0" x 23'11" (5.49m x 7.31m)

The undoubted informal heart of the home ideal for relaxed socialising with its exposed brick chimney breast with deep beam housing the 4 oven Aga and range of duck egg blue high and low units with decorative pelmets, central island unit with inset sink, matching dresser unit with china display cabinet, 2nd sink unit with cupboards under, integrated dishwasher, Meile electric hob with oven under and extractor hood, slate tiled floor, central ceiling beam, sliding sash window to the rear and wide sash window overlooking the Courtyard.

### COURTYARD HALL

16'1" x 13'8" (4.91m x 4.18m)

A distinctive space with slate tiled floor, servants staircase, original bread oven, sash window, radiator and 6 panel door to the enclosed Courtyard.

### PANTRY

13'11" x 7'0" (4.26m x 2.15m)

Well appointed with a range of oak effect fitted units with marbled worktops to include 10 base units, 9 units at eye level, fitted shelving and wine rack, tiled floor and sliding sash window to the rear.

### GYMNASIUM

16'0" max x 15'9" max (4.9m max x 4.81m max )

A flexible L shaped room with windows overlooking both the courtyard and stable area with radiator, electric heater, coving.

### STABLE ENTRANCE

8'0" x 5'9" (2.46m x 1.76m)

With multi pane door to the Stable area and inner vestibule with CLOAKROOM with low flush wc, wash hand basin, extractor fan and tiled floor.

### UTILITY

10'3" x 7'1" (3.14m x 2.18m)

Being appointed with a further range of high and low units with 1 1/2 bowl sink unit, space and plumbing for both tumble drier and automatic washing machine, tiled floor and electric heater.

### MAIN LANDING

A superbly light split level area with square spindle balustrade rail, cornice, feature archways, acanthus leaf central rose, wainscot panel, radiator and linen cupboard.

### MASTER BEDROOM

18'9" x 16'10" (5.73m x 5.15m)

A delightfully lit dual aspect room with shuttered sash window to the west and further southern sash with window seat, 2 double wardrobes, 2 radiators, cornice, 2 ceiling roses and door to

### EN-SUITE

12'3" max x 11'1" max (3.74m max x 3.38m max)

An indulgent room with twin seater spa bath, multi jet steam shower, close couple wc, pedestal wash hand basin, fully tiled walls, fitted shelving, radiator, shuttered sash window and tiled floor.

### BEDROOM 2

18'8" x 17'7" (5.69m x 5.36m)

With 2 shuttered sash windows to the western aspect, fitted wardrobes, pedestal wash hand basin with tiled splash back, 2 radiators and painted white fire surround with decorative cast iron fireplace and granite hearth.

### BEDROOM 3

16'0" x 16'1" (4.88m x 4.92m)

With southern facing shuttered sash window overlooking the parkland, coving, radiator, 2 fitted cupboards, painted fire surround with inset cast fireplace, pedestal wash hand basin with tiled splash back.

### INNER LANDING

with walk-in store.

### BEDROOM 4

17'2" x 12'6" (5.25m x 3.82m)

With shuttered sash window to the rear, pedestal wash hand basin, radiator, shelved cupboard, cornice, central painted beam and decorative fireplace.

### BATHROOM 1

17'1" x 6'9" min ex shower (5.22m x 2.08m min ex shower)

Superbly appointed and fully tiled with a period style suite in white to include close couple wc, pedestal wash hand basin, recessed shower enclosure with multi-jet shower, central arch opening to bathing area with free standing roll top bath with side shower attachment, spot lighting and towel rail.

### BEDROOM 5

16'0" x 14'1" (4.89m x 4.31m)

A delightful Guest room with sash window to the southern aspect, radiator, coving, fitted cupboard and painted fire surround with inset saddle fire grate and slate hearth.



### REAR LANDING

With second staircase down to the Courtyard Hall and access to the re-opened Servants Corridor with sloping ceiling, sash window and eaves storage.

### BATHROOM 2

12'4" x 8'2" (3.77m x 2.50m)

With modern suite in white to include close coupled wc, corner bath, multi-jet shower enclosure, natural marble effect tiled walls, fitted airing cupboard, slate effect tiled floor and shuttered sash window.

### BEDROOM 6

16'0" x 15'11" (4.88m x 4.86m)

With shuttered sash window to the southern aspect, radiator, coving and painted fire surround with inset saddle style cast iron fireplace.

### SECOND FLOOR LANDING

#### ATTIC ROOM 1

16'5" x 13'10" (5.02m x 4.24m)

With arched multi-pane window, spotlighting, 2 beams and chimney breast.

#### ATTIC ROOM 2

24'8" x 14'0" (7.54m x 4.29m)

with multi-pane arched window and 3 beams.

#### ATTIC ROOM 3

24'6" x 14'1" (7.49m x 4.3m)

With multi-paned arched window to the southern aspect, 3 beams, and brick lined fireplace with painted surround.

#### ATTIC ROOM 4

16'1" x 13'10" (4.92m x 4.22m)

With multi-pane arched window and 2 beams.

### BATHROOM 3

11'11" x 9'2" (3.65m x 2.81m)

With suite in white to include, close couple wc, glazed and tiled shower enclosure, bath, pedestal wash hand basin, tiled splash areas, skylight and exposed beams.

### OUTSIDE

Approached from the west via electronically operated decorative gates a driveway sweeps past the northern tree lined gardens to the main reception area with central fountain. The drive continues across the front of the Hall providing a secondary access. Immediately adjacent to The Hall is an flagged COURTYARD enclosed by a range of brick and tiled Stores which forms a superb outside entertaining area with feature lighting and hottub. The principle parkland grounds lie to the south and, in addition to specimen trees including beech, wellingtonia sequoia, chestnut and cedar, include a well stocked trout lake fed by the original Georgian water course and a former helipad.

### NOTE

The adjacent STABLE AREA with upto an additional 2 acres ( approx ) which could provide with separate accommodation or stand alone workspace ( subject to the necessary Planning Permissions ) is available by further negotiation.

### TENURE STATUS

We have been informed by the Vendors that the property is Freehold. Please confirm this via your Legal Representatives prior to commitment to purchase.





#### **IMPORTANT NOTE TO PURCHASERS**

We endeavour to ensure that our sales particulars are accurate and reliable, however, they do not constitute or form part of an offer nor any contract and none is to be relied upon as statements of representation or fact. Any system, services or appliances listed in these particulars have not been tested by ourselves and no guarantee or warranty as to their fitness for purpose or efficiency is either given or implied. All measurements are for guidance only and should be verified by the purchaser to their own satisfaction. Only those fixtures and fittings specifically mentioned in the sales particulars are included. Other items may be purchased by separate agreement with the Vendors.

#### **FLOOR PLANS**

The floor plans included are for identification purposes only and, as representations, are not to scale. The prospective purchaser should confirm the the property suitability prior to offer.

#### **CONVEYANCING**

It is advisable to use the services of a solicitor or conveyancer to assist with your transaction and although you are free to use an alternative provider Newton Fallowell Brigg offer access to a range of competitive conveyancing services including Mason Baggott and Garten. Please be aware that we may receive a referral fee of upto £300 if you decide to use one of the solicitors we have referred to you.

#### **VALUATION**

Ensure you are getting the best advice on the marketing of your home by calling Newton Fallowell Brigg 01652 783030 for a free market appraisal.

#### **MORTGAGE ADVICE**

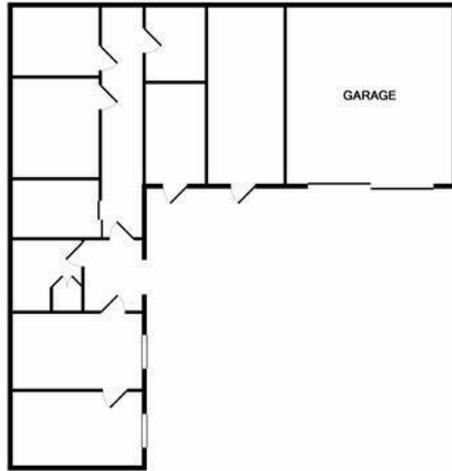
Correct budgeting is crucial before committing to purchase. You are free to arrange your own advice but we can refer you to the Mortgage Advice Bureau for specialist advice on 1000s of mortgage deals if required. Please be aware that we may receive a fee of upto £300 if you ultimately choose to arrange a mortgage through them

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2ND FLOOR  
APPROX. FLOOR  
AREA: 1274 SQ.FT.  
(118.4 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR  
AREA: 4238 SQ.FT.  
(393.7 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA: 2787 SQ.FT.  
(258.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 8298 SQ.FT. (770.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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